Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/04/08 09:45 3 pgs
Fees:18.00 Taxes:185.00
20080404-0034152

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2008.

Notary Public
My commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

05-0803-64103

Address of New Owner:	Send Tax Bills to:	Tax Information
Bobby Thomas, Jr. 6324 Hills Chapel Road Nashville TN 37211	New Owner 1520 Brass Oak Terrace Antioch, TN. 37013	173-00-O 072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Lee Stewart, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bobby Thomas, Jr. and wife, Keri Thomas**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Part of Tract No. 11, on the Plan of Marshall T. Polk's Subdivision of the Patterson Lands, of record in Book 421, Page 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being on the northerly margin of Hills Chapel Road or Harbart Road 219 feet westerly from the intersection of the northerly margin of said Road and the western boundary line of the property conveyed to C. Hopper Scott, by deed from W. M. Oakley and wife of record in Book 2147, Page 210, said Register's Office; thence with the northerly margin of said road westwardly 120 feet; thence northwardly 210 feet; thence eastwardly 120 feet; thence southwardly 210 feet to the point of beginning.

Being the same property conveyed to Juanita Kelly Preston and Jewel Mundy Kelly by Quitclaim Deed from William N. Kelly and Juanita Kelly Preston, dated 9/2/1972, recorded 4/19/1973, of record in Book 4699, Page 813, Register's Office for Davidson County, Tennessee.

By Quitclaim deed of record in Book 5810, Page 699, Juanita Kelly Preston and Jewel Mundy conveyed a life estate to Terry Lee Stewart with the remainder interest over to Juanita Kelly Preston. The said Juanita Kelly Preston having since died April 12, 2005 intestate, leaving Lois A. Larson, Lonnie Wade Stewart and Terry Lee Stewart as her sole heir at Law. Affidavit of Heirship filed in Instrument No. 20060508-0052989. By Quitclaim Deed of record in Instrument No. 2006508-0052990 Lois A. Larson and Lonnie Wade Stewart conveyed their interest in subject property to Terry Lee Stewart.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not the principal residence of the grantor nor grantor spouse.

This property is unimproved property known as 6324 Hills Chapel Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of March, 2008.

Terry Lee Stewart

Terry Lee Stewart

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Lee Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of March, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:_____